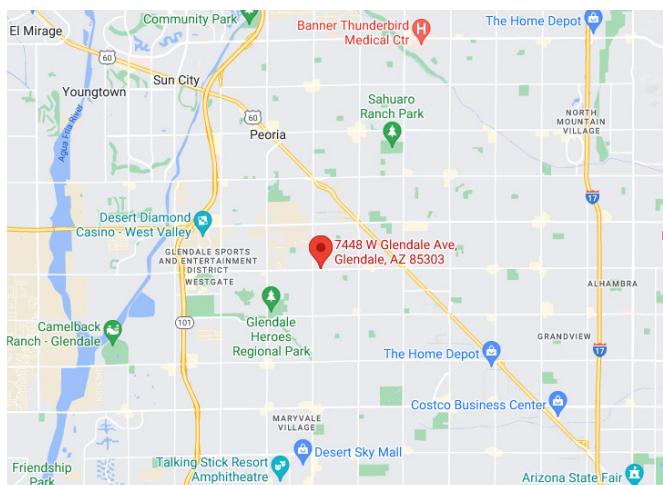




7446-7448 W Glendale Ave
Glendale, Arizona 85303

Property Features

- Retail space available next to Walmart Neighborhood Market
- Second-generation, last space available
- High traffic counts
- Monument signage
- Negotiable TI
- Ample Parking
- Easy ingress/egress
- Conveniently located at Glendale Ave & 75th Ave



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	28.4	30.3	31.9
Population:	20,923	163,155	455,830
Average HH Income:	\$55,580	\$53,252	\$55,761

Traffic Counts	VPD
W Glendale Ave	22,600
N 75th Ave	16,078

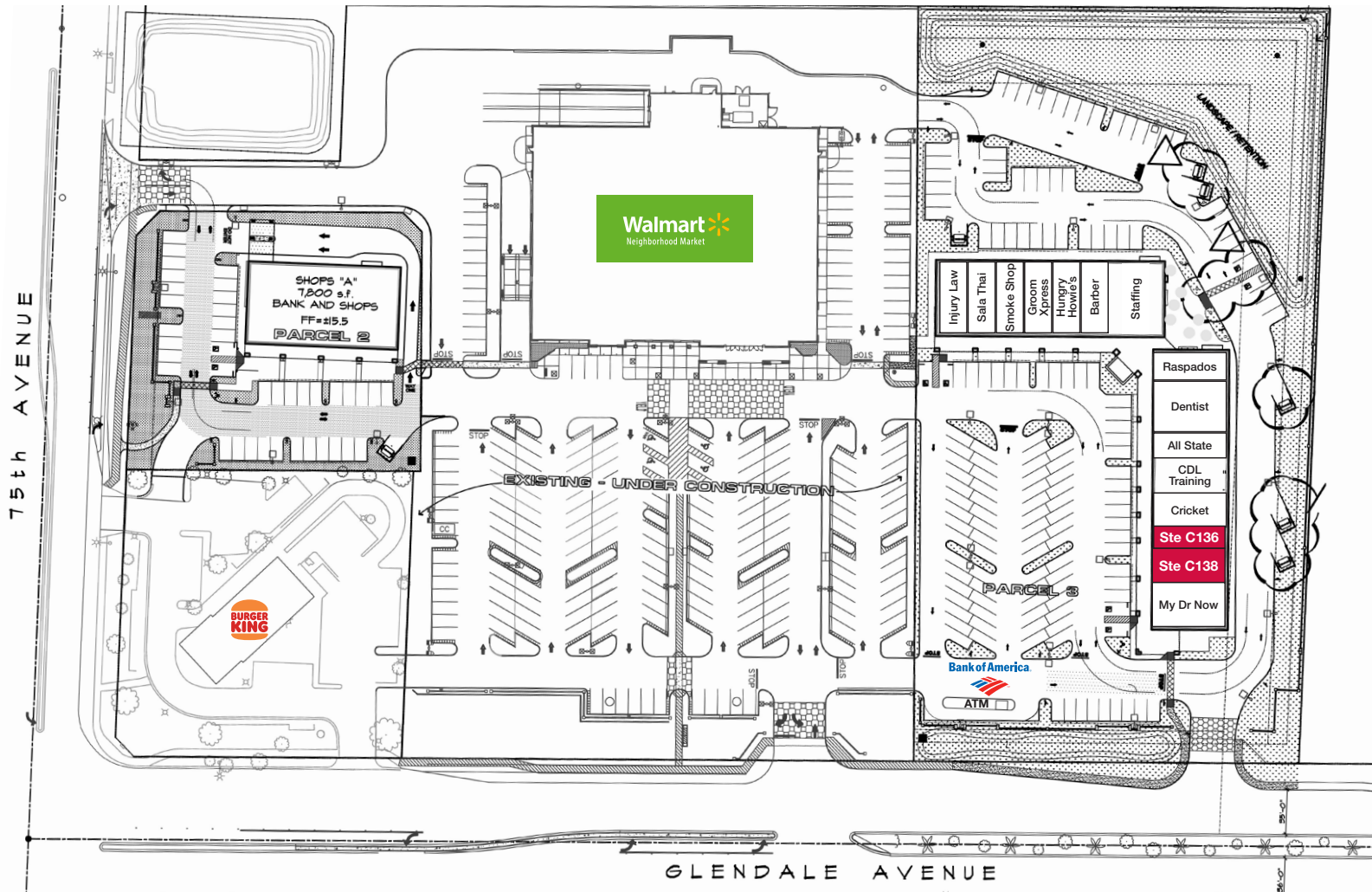
For Lease: \$20.00 + NNN

Matt Harper, CCIM
+1 602 393 6604 • matt.harper@naihorizon.com

2944 N 44th St, Suite 200
Phoenix, AZ 85018
+1 602 955 4000
naihorizon.com

Availabilities

NEC 75th Ave & Glendale Ave
Shoppes at Glendale 75th
\$20.00 + NNN



Suite	Square Feet	Lease Rate	Availability
C136	1,305 SF	\$20.00 + NNN	Vacant
C138	2,100 SF	\$20.00 + NNN	Vacant
C136/C138	(combined) 3,405 SF	\$20.00 + NNN	Vacant

Matt Harper, CCIM

+1 602 393 6604 • matt.harper@naihorizon.com

2944 N 44th St, Suite 200
Phoenix, AZ 85018
+1 602 955 4000
naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Photos

NEC 75th Ave & Glendale Ave
Shoppes at Glendale 75th
\$20.00 + NNN



Matt Harper, CCIM
+1 602 393 6604 • matt.harper@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2944 N 44th St, Suite 200
Phoenix, AZ 85018
+1 602 955 4000
naihorizon.com

Aerial Map

NEC 75th Ave & Glendale Ave
Shoppes at Glendale 75th
\$20.00 + NNN



Matt Harper, CCIM

+1 602 393 6604 • matt.harper@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2944 N 44th St, Suite 200
Phoenix, AZ 85018
+1 602 955 4000
naihorizon.com